



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**312 DRAKE LANDING Close, Okotoks T1S 2M5**

MLS®#: **A2160918**

Area: **Drake Landing**

Listing Date: **09/05/24**

List Price: **\$565,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,071 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Alley Access,Off Street,Parking Pad**

DOM

**14**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 13`7"</b>
<b>Office</b>	<b>Main</b>	<b>11`11" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`7" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`2" x 5`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`10" x 4`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 13`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`8" x 4`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 15`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 7`8"</b>

**Bedroom**                      **Basement**                      **11`10" x 9`6"**                      **Game Room**                      **Basement**                      **17`9" x 25`10"**  
Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                                      **TN**  
Legal Desc:                                      **0511868**

Remarks

Pub Rmks:                      **Welcome home! Located on a quiet street in the desirable community of Drake Landing, this home offers the perfect blend of comfort and convenience. With easy access to 32nd Street, you have easy access to Calgary. The large backyard is perfect for outdoor fun, while the well-maintained front yard adds great curb appeal. Inside, the cozy living room features a gas fireplace, making chilly winter mornings a delight. And the well laid out kitchen and dining room will ensure you have plenty of space without being overwhelming. Upstairs, you'll find three spacious bedrooms, while the finished basement offers an additional bedroom and a large recreation room—ideal for family gatherings or hobbies. Move in before the snow falls!**

Inclusions:                      **NA**  
Property Listed By:                      **RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







